



**Certificate of Completion of work under
Section 60 of the Housing (Scotland) Act 2006**

Issued by the Private Rented Housing Committee

Re: 1, Highfield Avenue, Inverness, IV3 8RW being the subjects registered in the Land Register of Scotland under title number INV24830 ('The Property')

The Parties:

Mrs Margaret Andrew residing at 1 Highfield Avenue, Inverness, IV3 8RW ('The Tenant')

Norman Andrew residing at 3 Waterloo Cottages, Nairn, IV12 SJU ('The Landlord')

REF:PRHP/RP/15/0293

The Committee members were Jacqui Taylor (Chairperson) and Angus Anderson (Surveyor Member).

CERTIFICATE OF COMPLETION

The Private Rented Housing Committee hereby certifies that the works required by the **Repairing Standard Enforcement Order** dated 17th February 2016, as varied by Order dated 26th August 2016, ('RSEO') which required the Landlord to :-

'Repair or replace the defective areas of fencing and the gate to render them in a reasonable state of repair and proper working order.'

Have been Completed.

A landlord or a tenant aggrieved by this decision of the Private Rented Housing Committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Where such an appeal is made, the effect of the variation is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the variation will be treated as having effect from the day on which the appeal is abandoned or so determined.

In Witness whereof these presents are executed by Jacqui Taylor, Solicitor, Chairperson of the Private Rented Housing Committee at Irvine on 26th September 2016 before the undernoted witness:

Signed..... **J Taylor** Date 26th September 2016
Chairperson..... **M Currie**
..... witness: Michelle Currie, 65, High Street, Irvine



Determination by Private Rented Housing Committee

Statement of decision of the Private Rented Housing Committee under Section 26(1) of the Housing (Scotland) Act 2006

Re: 1, Highfield Avenue, Inverness, IV3 8RW being the subjects registered in the Land Register of Scotland under title number INV24830 ('The Property')

The Parties:

Mrs Margaret Andrew residing at 1 Highfield Avenue, Inverness, IV3 8RW ('The Tenant')

Norman Andrew residing at 3 Waterloo Cottages, Nairn, IV12 SJU ('The Landlord')

REF:PRHP/RP/15/0293

The Committee members were Jacqui Taylor (Chairperson) and Angus Anderson (Surveyor Member).

Decision

The Committee, having considered the Landlord's representations for the purposes of determining whether the works specified in the Repairing Standard Enforcement Order had been completed determined that the required works had been completed and the order should be revoked.

Background

1. The Repairing Standard Enforcement Order relative to the Property dated 17th February 2016 (hereinafter referred to as 'RSEO') required the Landlord to:-

- 1. Repair or replace the patio door.*
- 2. Repair or replace the defective areas of fencing and the gate to render them in a reasonable state of repair and proper working order.*
- 3. Repair or replace the dishwasher.'*

The RSEO specified that these works must be carried out and completed by 30th April 2016.

2. On 26th August 2016 the Committee varied the RSEO and revoked items (1) and (3) of the RSEO as these works have been satisfactorily completed.

3. On 14th September 2016 the Landlord sent a letter and photograph to the PRHP Administration confirming that the fence had been repaired. The Tenant also confirmed by email dated 22nd September 2016 that the fence had been repaired.

Decision

4. The Committee being satisfied that the fence had been satisfactorily repaired determined to revoke the RSEO as the outstanding works had been completed.

5. The decision of the Committee was a unanimous decision.

Right of Appeal

6. A landlord or tenant aggrieved by the decision of the Private Rented Housing committee may appeal to the Sheriff by summary application within 21 days of being notified of that decision.

Effect of section 63

7. Where such an appeal is made, the effect of the decision and of the order is suspended until the appeal is abandoned or finally determined, and where the appeal is abandoned or finally determined by confirming the decision, the decision and the order will be treated as having effect from the day on which the appeal is abandoned or so determined.

Signed **J Taylor** Date 26th September 2016
Chairperson